



Industrial Area Plan



WHAT DO YOU KNOW
ABOUT THE NMIA?

QUESTION

How many square feet of rentable commercial space is present in the NMIA?

- 1.5 million square feet
- 3.4 million square feet
- 5.1 million square feet

ANSWER

The NMIA contains around 3.4 million square feet, the majority of this is industrial space

QUESTION

Roughly how many people are employed in these industries in the NMIA?

- 890
- 1,304
- 1,833

ANSWER

About 65 firms employed **1,833 people** in 2014
(most recent information)

Total employment has increased by **14 percent**,
higher than Clackamas County and the State of
Oregon

QUESTION

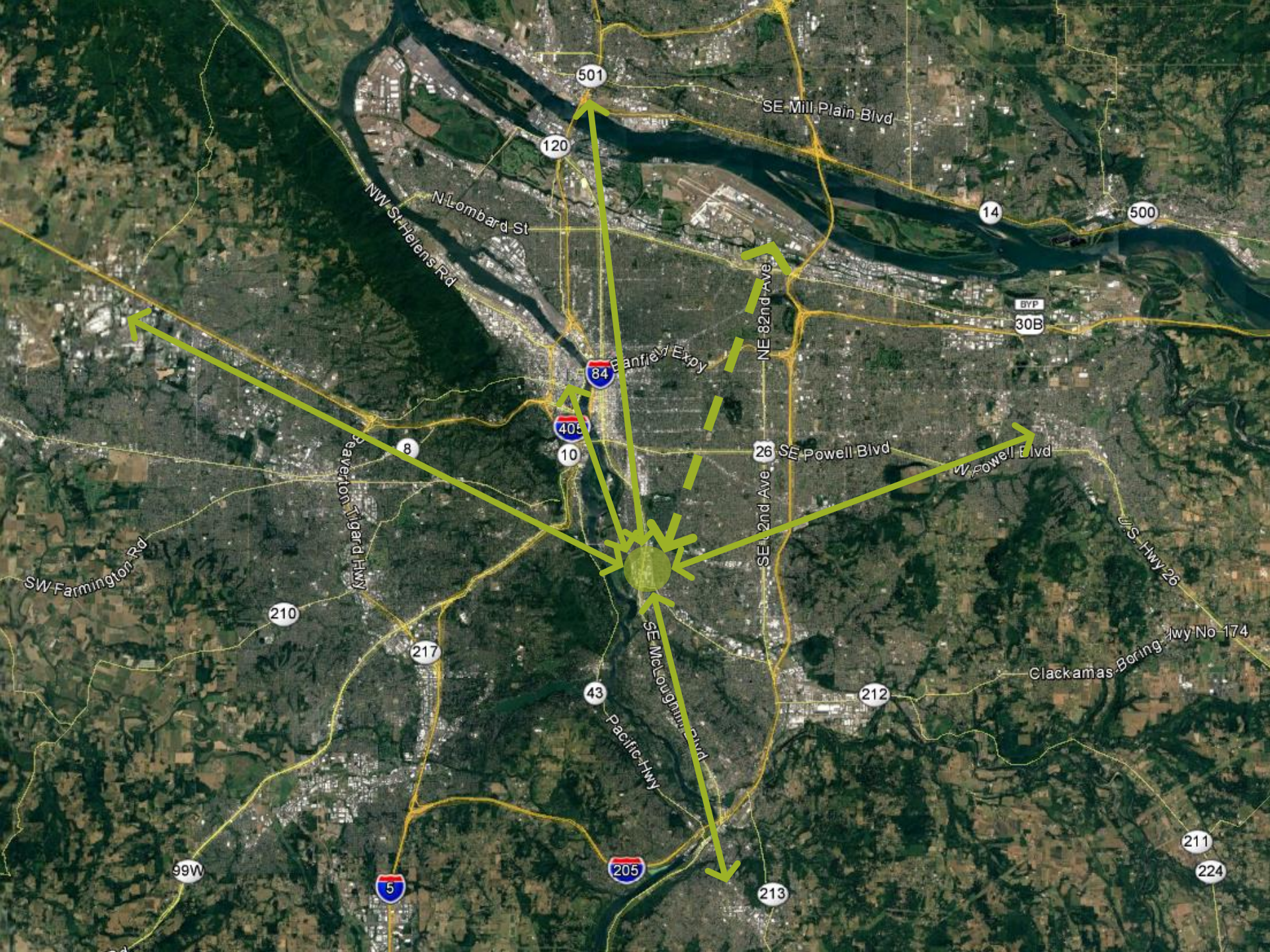
What is the average pay per employee in the NMIA?

- \$41,025
- \$47,788
- \$52,161

ANSWER

\$47,788

The highest average pay in the area came from the construction and wholesale trade sectors



NMIA businesses design, manufacture and ship materials across the region

Newer businesses ship goods nationally and internationally

It's a very active place to do business



McLoughlin Boulevard was one of the first
“super highways”

In addition to manufacturing and warehousing,
it has been the location for state offices





9592

SOCK
it to me

9592

30 MIN
RESERVED
PARKING
GUESTS &
CUSTOMER
PICK UP

RESERVED
PARKING
VAN
ACCESSIBLE

1963



1975



1984



1994

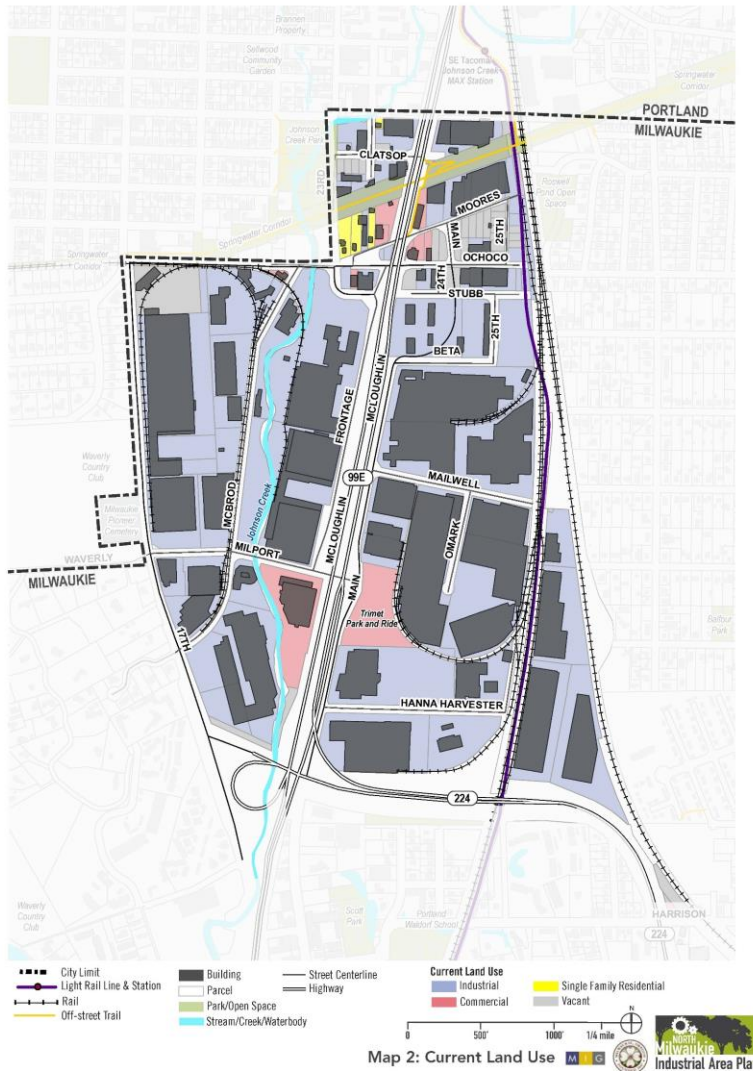


EXISTING BUSINESSES

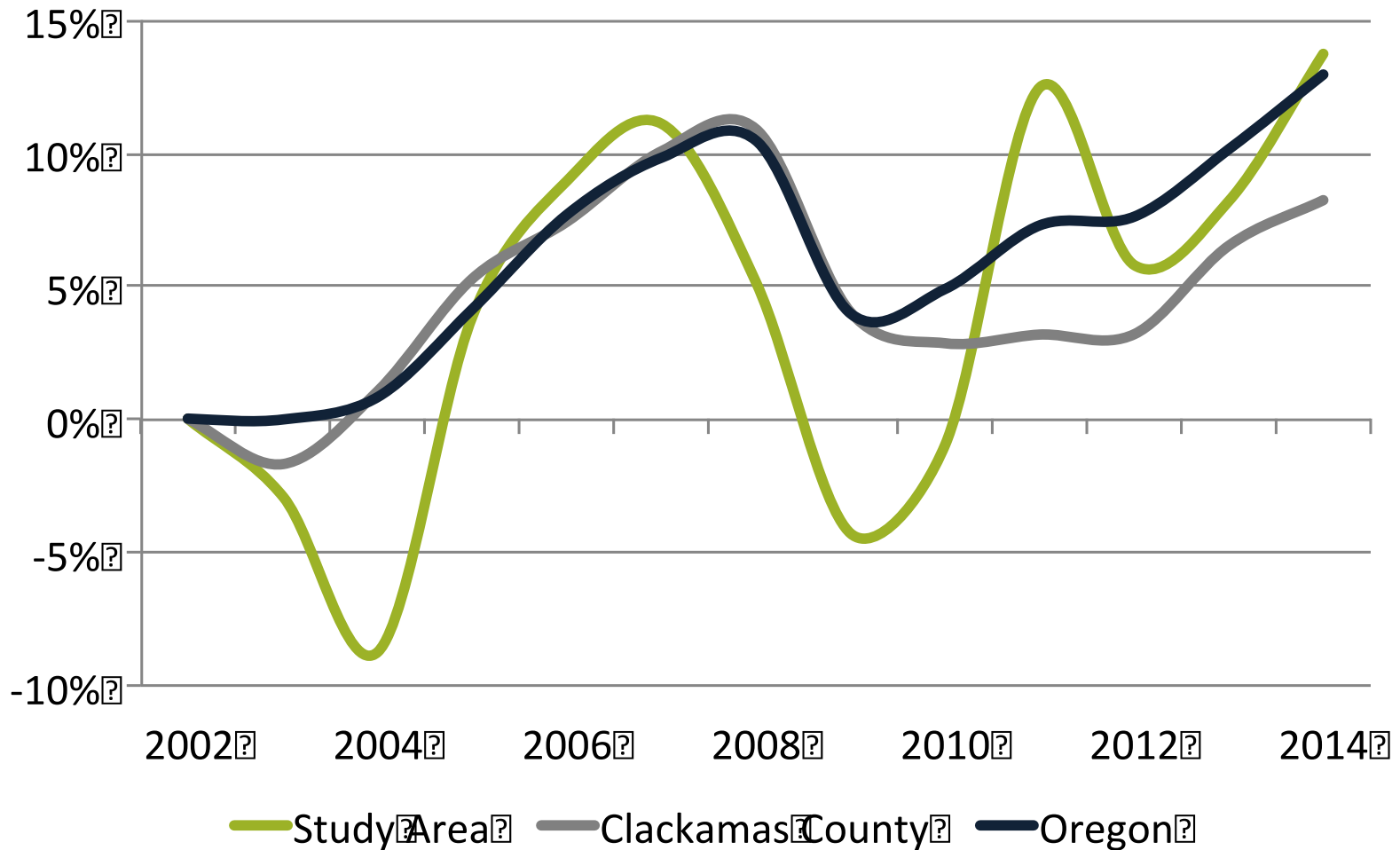
- Many new and established businesses
- Long-term landowners
- New and expanding industries
- Next generation “makers”

LAND USE AND DEVELOPMENT

- In-demand area
- Limited clustering
- Shipping-focused
- Flex-space (sharing space and equipment)
- Limited vacant land
- Transit access important for some



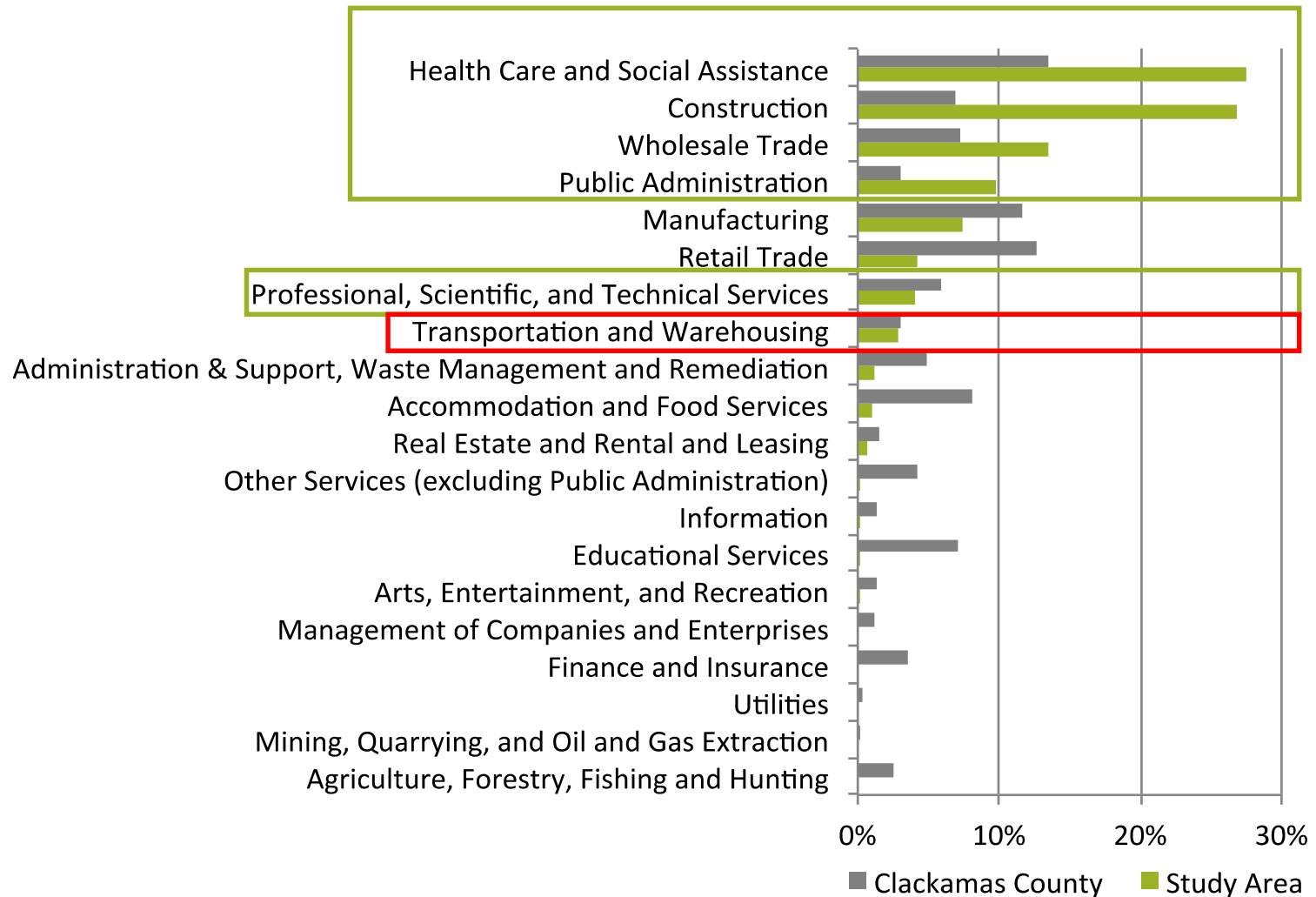
EMPLOYMENT CHANGE, 2002-2014



EMPLOYMENT CHANGE 2002-2014

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more than Clackamas County and the state

EMPLOYMENT BY INDUSTRY, 2014



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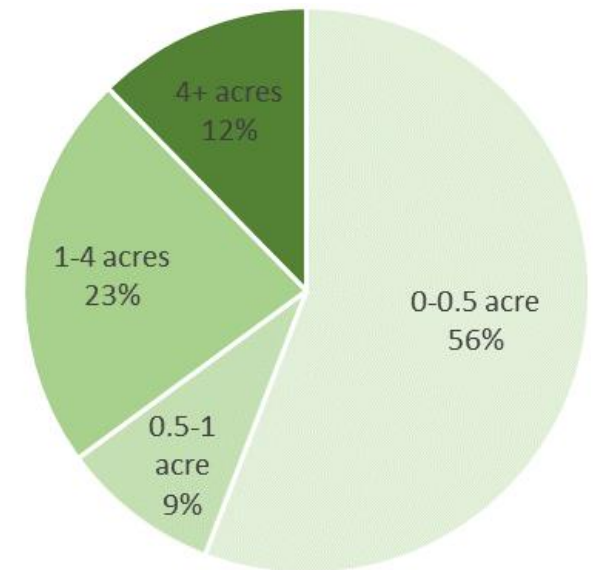
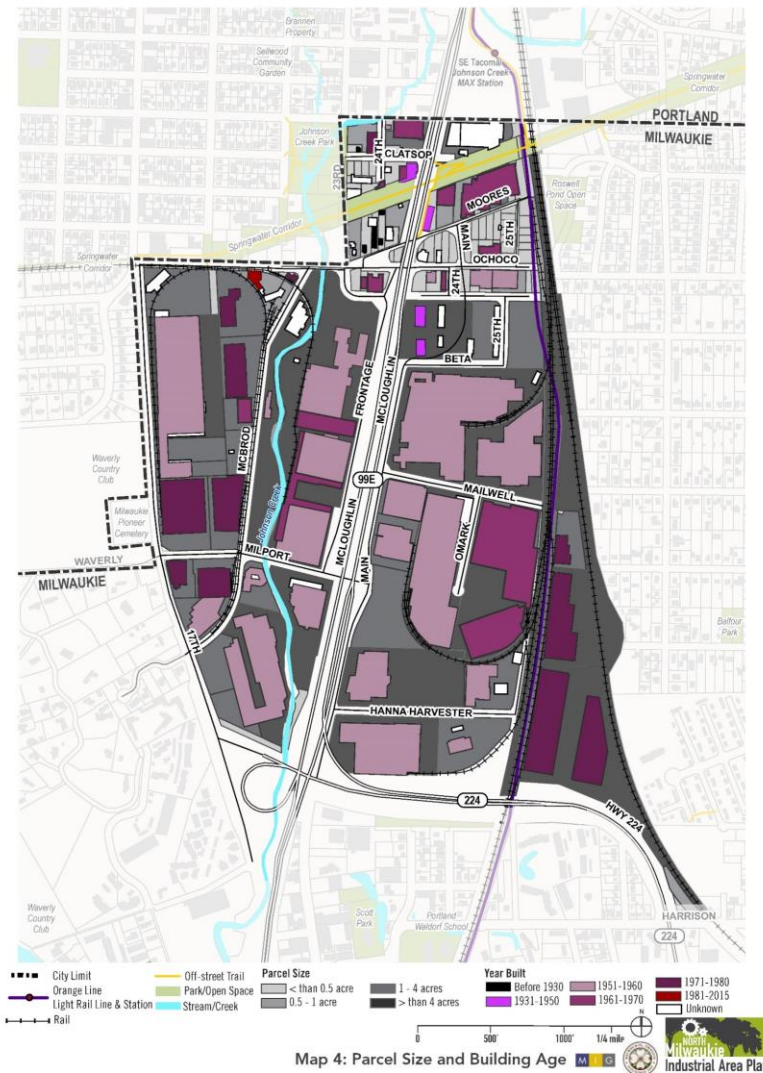
Professional, scientific and technical services saw the largest employment growth

Real estate, rental and leasing increased

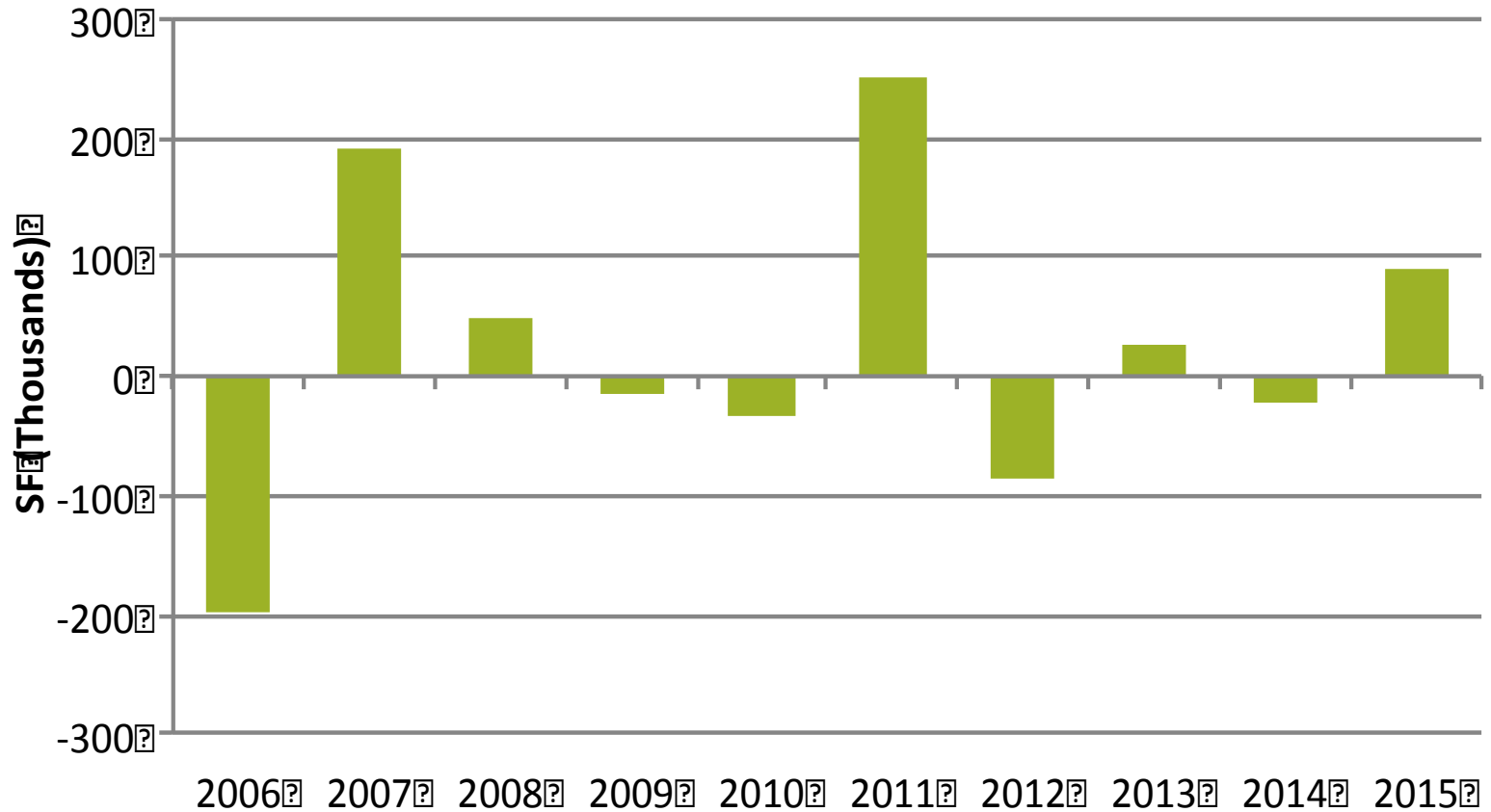
The largest decrease in employment by sector was the transportation and warehousing sector.

PARCELS AND BUILDING AGE

- Small parcels
- Limited vacant land
- Old buildings and systems
- 70 percent built before 1970



NMIA ANNUAL ABSORPTION, 2006-2015



NMIA ANNUAL ABSORPTION, 2006-2015

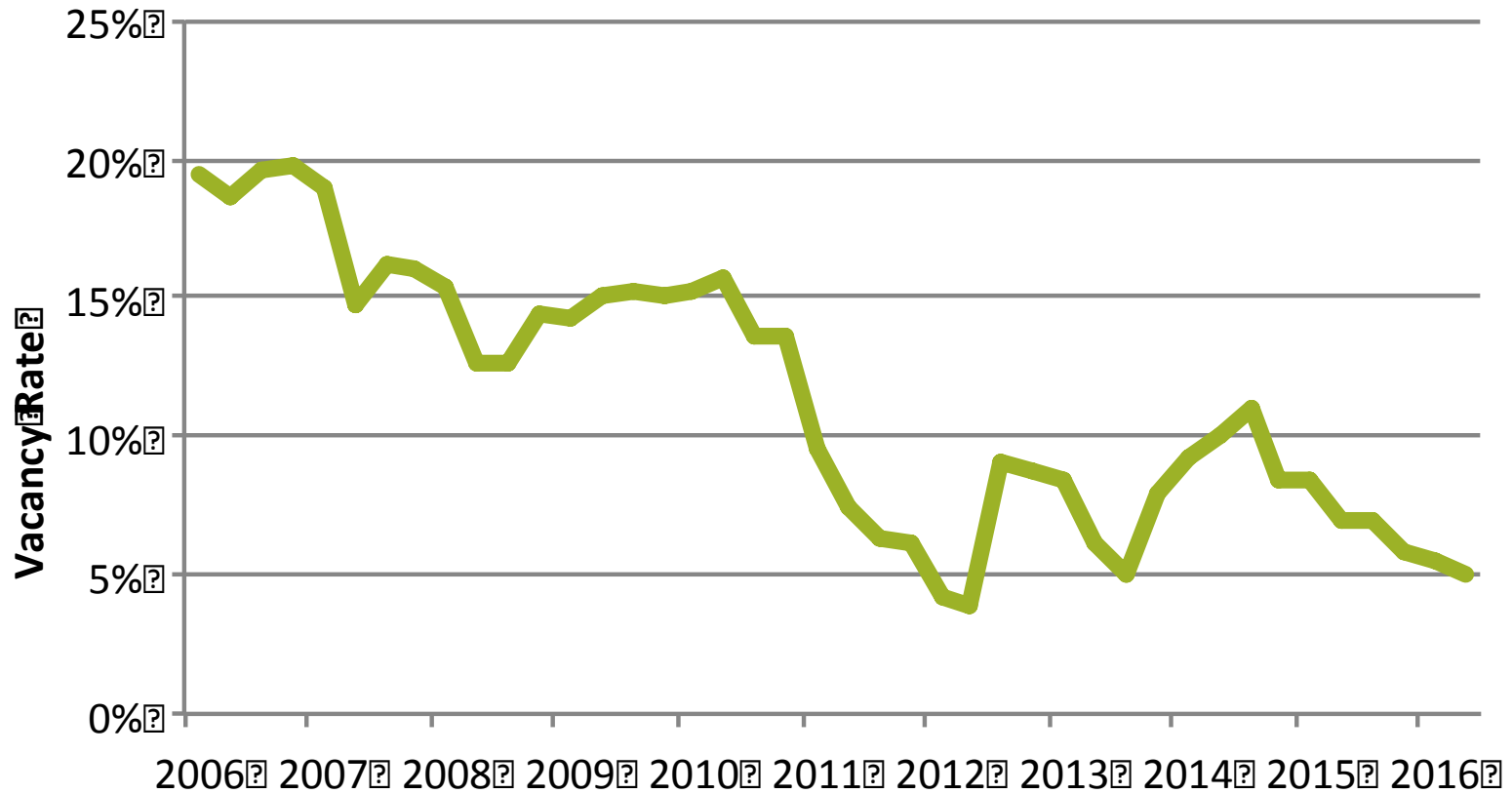
In 2015, 91,000 square feet of space was absorbed by the local market

No new buildings have been constructed

Rents have been increasing in the NMIA in recent years

Businesses are investing in the area

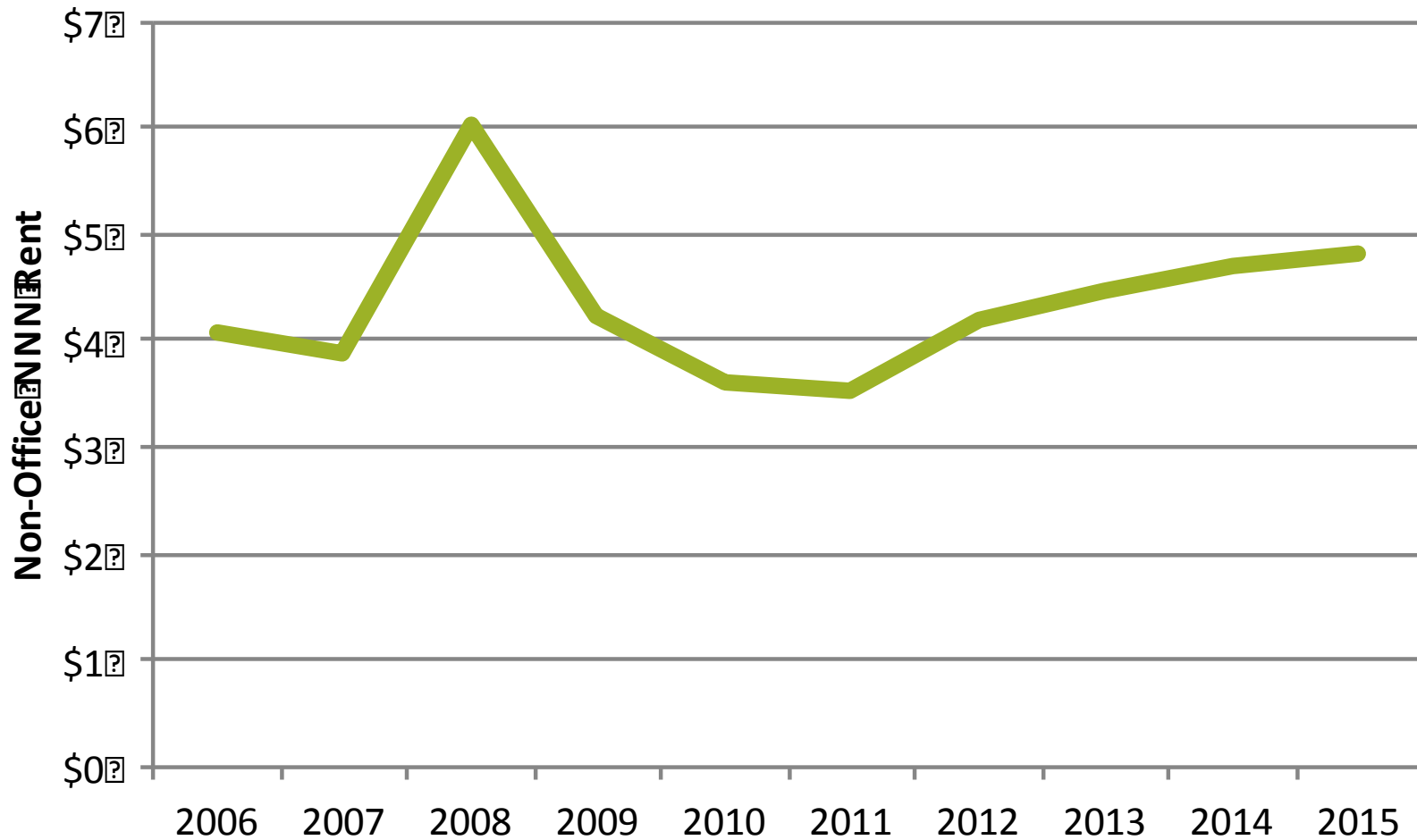
VACANCIES



Vacancies are less than five percent

Since 2011, there has been an increased level of lease transactions and overall positive absorption of space

NMIA AVERAGE RENT, 2006-2015



Industrial rents average around \$0.40 per square foot on a monthly basis

Recent rates appear to be higher than average, starting around \$0.55 per square foot monthly

This rent level is in line with other industrial areas in the region

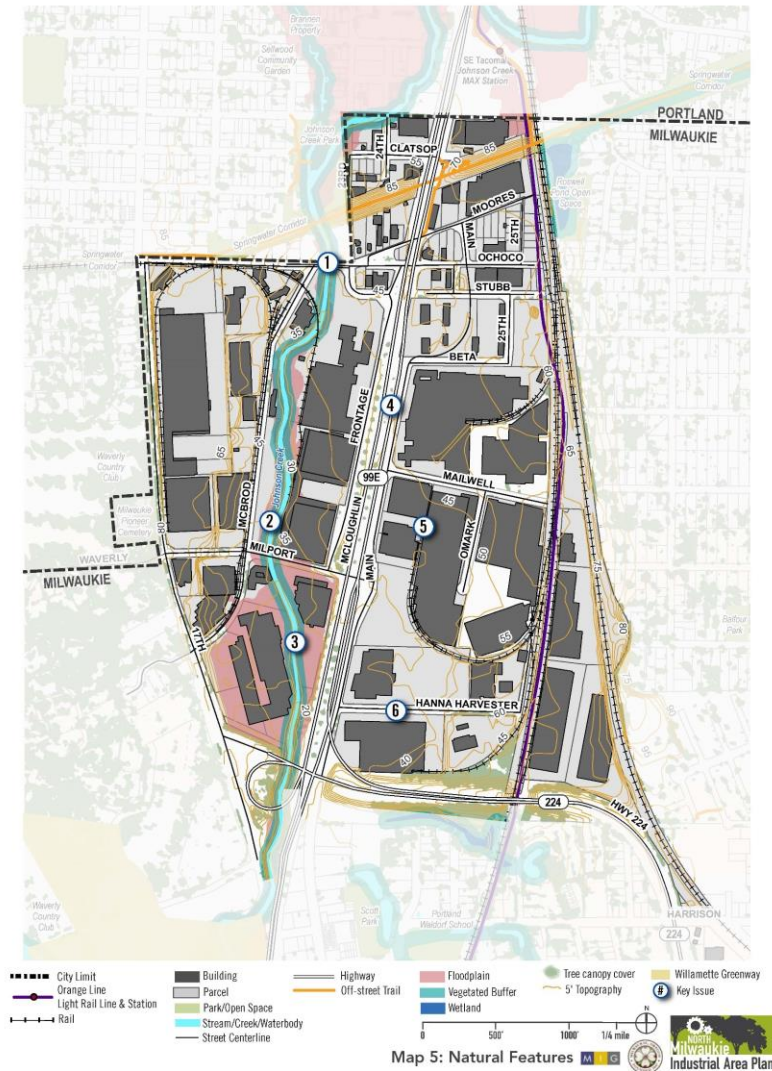


INFRASTRUCTURE

- Flooding and stormwater issues
- Aging systems (water, sewer) do not meet current needs
- Outdated internal building systems
- NMIA lacks fast internet
- Freight and shipping technology are changing
- Road network is ineffective

INFRASTRUCTURE

- **Stormwater:**
Incorporate green infrastructure to reduce impervious surfaces and pollutants
- **Water/Wastewater:**
Incorporate water saving fixtures and water reclamation
- **Fiber:**
Incorporate new technology





TRANSPORTATION NETWORK

- Limited access on/off McLoughlin
- Intersections are confusing
- High speeds
- Lack of sidewalks and signage
- Lack of east/west connections
- Transit access challenging
- Parking usage varies by location

TRANSPORTATION OPERATIONS



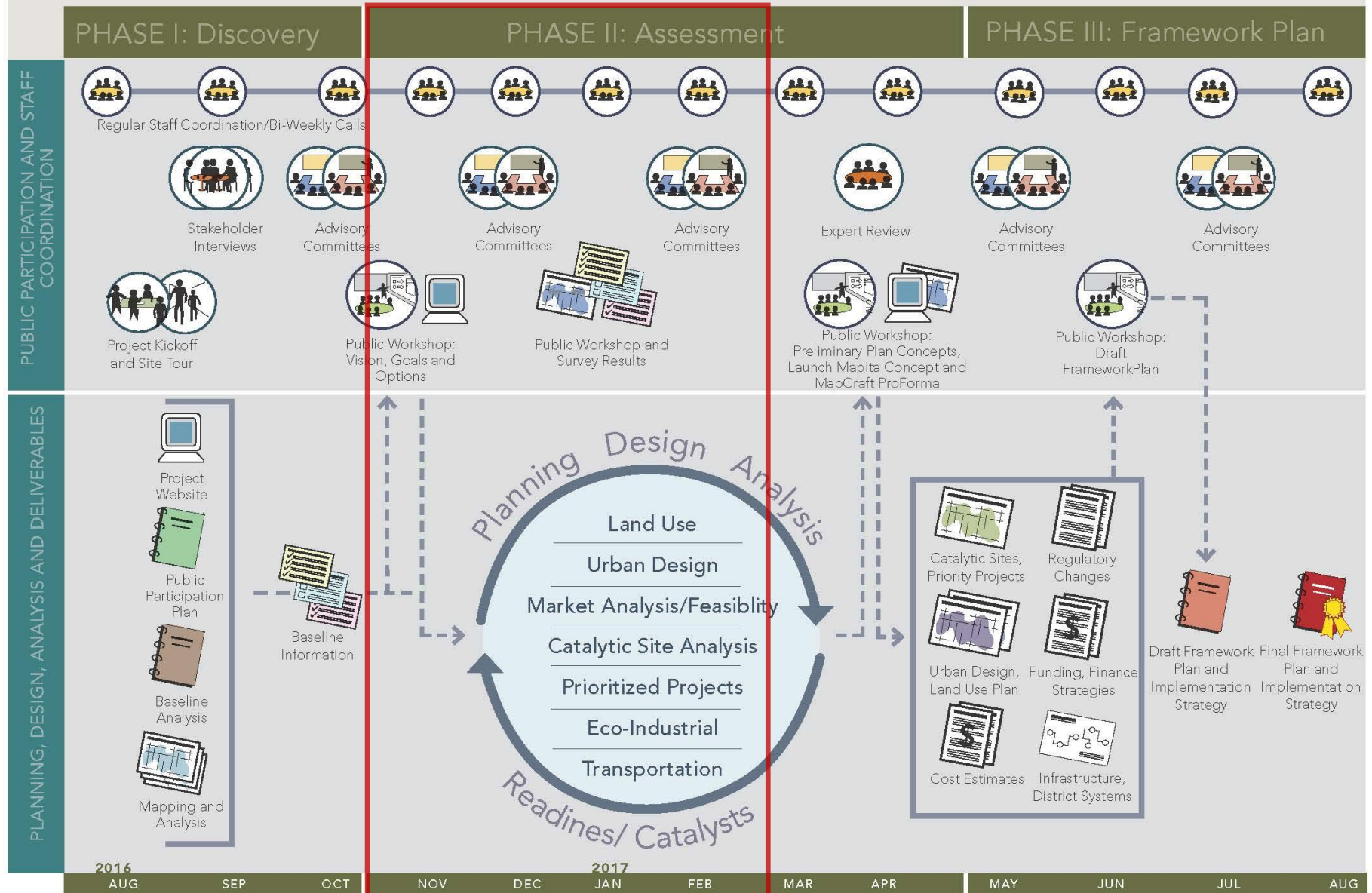
- Ochoco and Milport fail in 2035
- **2016 traffic counts:**
northbound volume increased by 400-500 vehicles, southbound volume decreased by 200-300 vehicles
- Additional analysis needed





NEXT STEPS

North Milwaukie Industrial Area Plan: Process Schedule



www.northmilwaukie.com/

